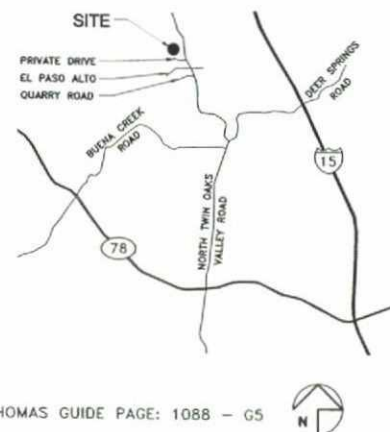




NORTH OAKS  
3588 N. TWIN OAKS VALLEY RD.  
SAN MARCOS, CA 92069

#### VICINITY MAP



THOMAS GUIDE PAGE: 1088 - G5

#### ADDRESS

3588 N. TWIN OAKS VALLEY RD.  
SAN MARCOS, CA 92069

#### DIRECTIONS:

L-5 SOUTH TO SR-78 EAST; CONTINUE ON SR-78 EAST TO TWIN OAKS VALLEY ROAD OFF RAMP; EXIT AT TWIN OAKS VALLEY ROAD AND TURN LEFT; CONTINUE NORTH ON TWIN OAKS VALLEY ROAD PAST THE GOLF COURSE AND PAST TWIN OAKS ELEMENTARY SCHOOL; AT THE 2ND LIGHT PAST THE ELEMENTARY SCHOOL TURN LEFT TO STAY ON NORTH TWIN OAKS VALLEY ROAD (IF YOU GO STRAIGHT IT BECOMES DEER SPRINGS ROAD); CONTINUE NORTH ON NORTH TWIN OAKS VALLEY ROAD TO PAST QUARRY ROAD TO PRIVATE DRIVE TO THE SITE; THE PRIVATE DRIVE IS A DIRT ROAD OFF OF N. TWIN OAKS VALLEY ROAD.

#### CONSULTANT TEAM

##### ARCHITECT:

BOOTH & SUAREZ ARCHITECTURE INC.  
325 CARLSBAD VILLAGE DRIVE, SUITE D2  
CARLSBAD, CA 92008  
(760) 434-8474  
(760) 434-8596 (FAX)

##### LEASING/PLANNING:

PLANCOM, INC.  
BRENT HELMING  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(760) 533-6065

##### SURVEYOR:

JRN CIVIL ENGINEERS  
232 AVENIDA FABRICANTE, SUITE 107  
SAN CLEMENTE, CA 92672  
(949) 248-4685

#### PROJECT SUMMARY

##### APPLICANT:

VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618  
CONTACT: BRENT HELMING  
PHONE: (760) 533-6065

##### OWNER:

CHOI, HOJUNG.; CHOI, BRIAN MYONG SOK  
3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069  
SITE CONTACT: AARON CHOI  
(310) 913-1554

##### PROJECT DESCRIPTION:

- INSTALLATION OF VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT RACKS INSIDE A NEW FIBREBOND PREFABRICATED SHELTER ON A CONCRETE PAD.
- INSTALLATION OF THREE (3) VERIZON WIRELESS ANTENNA SECTORS, OF FOUR (4) ANTENNAS EACH (TOTAL OF TWELVE (12) ANTENNAS). ANTENNAS SHALL BE MOUNTED INSIDE A NEW 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
- INSTALLATION OF TWO (2) VERIZON WIRELESS RRU UNITS PER SECTOR (TOTAL OF SIX (6) RRU'S) MOUNTED INSIDE PROPOSED 50'-0" HIGH FAUX WATER TANK.
- INSTALLATION OF ONE (1) VERIZON WIRELESS 6'-0" MICROWAVE DISH ANTENNA (FOR TELCO SERVICE FEED) MOUNTED INSIDE PROPOSED 50'-0" HIGH FAUX WATER TANK.
- INSTALLATION OF (2) TWO VERIZON WIRELESS E/911 GPS ANTENNAS
- INSTALLATION OF A 30KW ENCLOSED EMERGENCY GENERATOR WITH A 148 GALLON DIESEL TANK ON A CONCRETE PAD WITH A CONTAINMENT CURB INSIDE A CONCRETE BLOCK WALL ENCLOSURE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM EXISTING UTILITY POLE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION FROM EXISTING UTILITY POLE
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

PROJECT ADDRESS: 3588 N. TWIN OAKS VALLEY RD.  
SAN MARCOS, CA 92069

ASSESSORS PARCEL NUMBER: 178-170-01-00 &  
178-170-11-00

EXISTING ZONING: RS

TOTAL SITE AREA: 1,721,878 S.F.  
= 39.5 ACRES

##### PROPOSED PROJECT AREA:

EQUIPMENT BUILDING: 194 SF  
CONCRETE BLOCK ENCLOSURE: 1,084 SF  
TOTAL PROJECT AREA: 1,278 SF (LEASE AREA)

##### PROPOSED TYPE OF

CONSTRUCTION: TYPE VB

PROPOSED OCCUPANCY: U

NOTE: THERE ARE NO EXISTING TELECOMMUNICATION FACILITIES ON THIS PROPERTY

#### SHEET SCHEDULE

T-1	TITLE SHEET AND PROJECT DATA
A-0	SITE PLAN
A-0.0	STORM WATER MANAGEMENT PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	EQUIPMENT SHELTER ELEVATIONS
A-6	ANTENNA PLAN & FAUX WATER TANK ELEVATION
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY

#### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL A:  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-2

#### APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION  
CALIFORNIA PLUMBING CODE, 2010 EDITION  
CALIFORNIA MECHANICAL CODE, 2010 EDITION  
CALIFORNIA ELECTRICAL CODE, 2010 EDITION  
CALIFORNIA FIRE CODE, 2010 EDITION  
CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

#### ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

#### PERMITS REQUIRED

● CUP

#### SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

BOOTH &  
SUAREZ

ARCHITECTURE INCORPORATED  
355 CARLSBAD VILLAGE DRIVE SUITE D2  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

#### APPROVALS

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

#### PROJECT NAME

NORTH OAKS

3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069  
SAN DIEGO COUNTY

#### DRAWING DATES

03/05/13	80% ZD (se)
03/14/13	90% ZD (se)
03/20/13	100% ZD (se)
04/02/13	REVISED 100% ZD (rd)
05/01/13	REVISED 100% ZD (rd)
06/05/13	REVISED 100% ZD (rd)

#### SHEET TITLE

TITLE SHEET  
&  
PROJECT DATA

PROJECTS\VERIZON\13101

T-1

SDC PDS RCVD 06-13-13

MUP13-006

P13-006



## BMP LEGEND

DIRECTION OF LOT DRAINAGE → →

### TABLE I. MINIMUM REQUIRED STANDARD CONSTRUCTION:

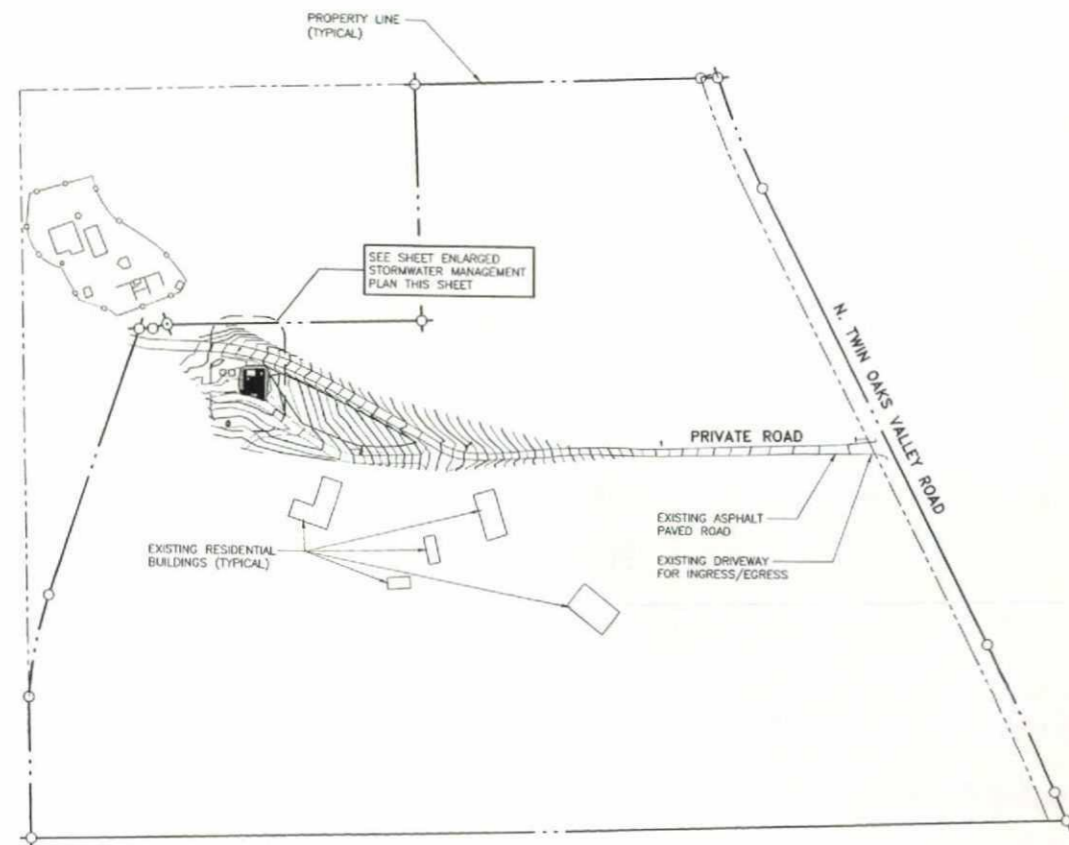
SS-6	MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION
SC-5	FIBER ROLLS —FR—FR—
TC-1	STABILIZED CONSTRUCTION ENTRANCE
WM-1	MATERIAL DELIVERY & STORAGE
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
WM-4	SPIKE PREVENTION & CONTROL

### TABLE II. MINIMUM REQUIRED LOW IMPACT DEVELOPMENT BMPs:

LID PLANNING PRACTICE	
2.2.4	MINIMIZE SOIL COMPACTION
2.2.5	DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREA
LID MANAGEMENT PRACTICE	
3.2	PERMEABLE PAVEMENT DESIGN

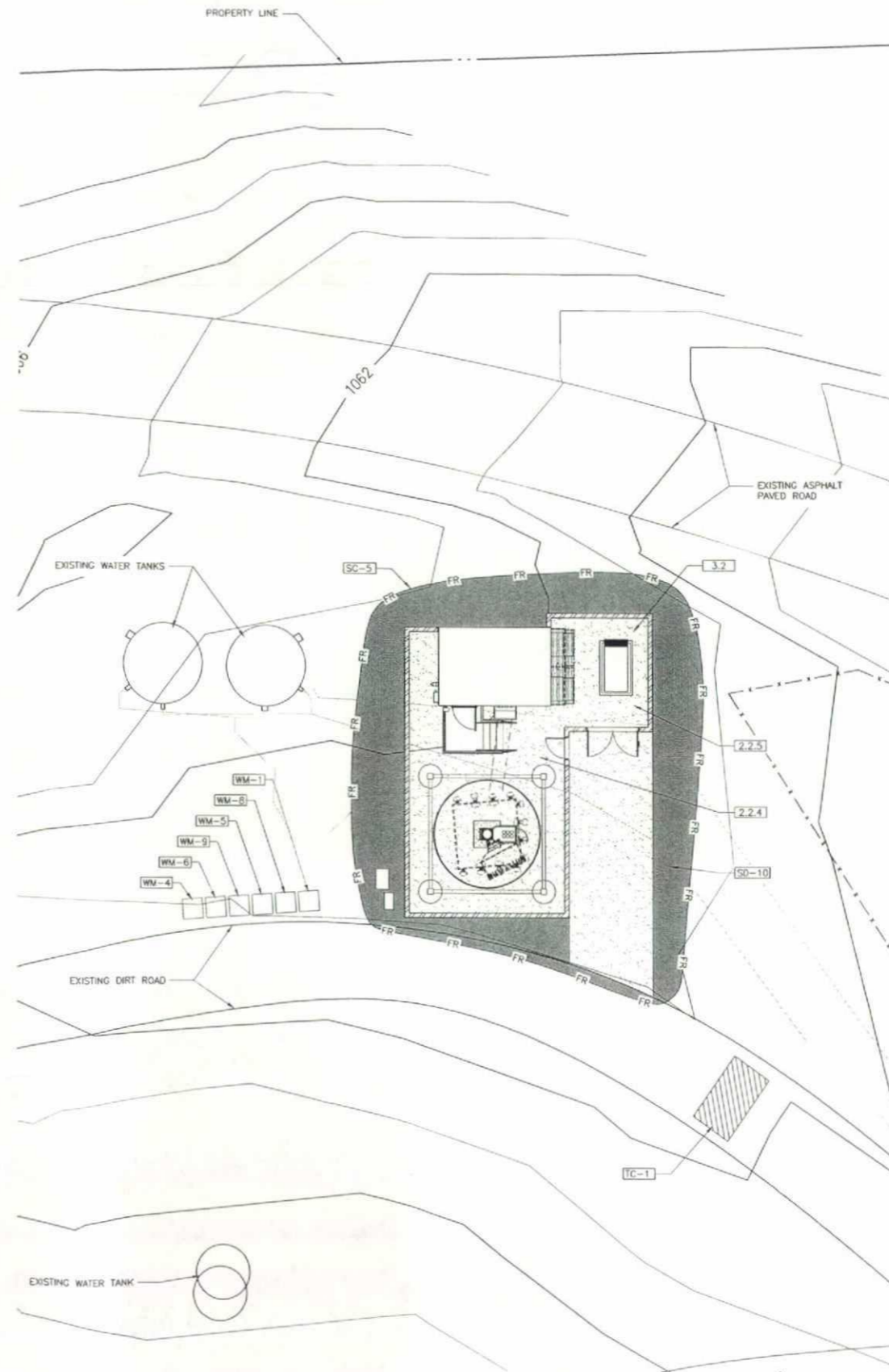
### TABLE III. POST-CONSTRUCTION BMPs:

SD-10	FLAT PAD AREA COVERAGE (BARK 5'-0" AROUND PERIMETER OF BUILDING)
-------	--



## STORM WATER MANAGEMENT PLAN

SCALE: 1" = 150'-0"



## ENLARGED STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'-0"

**Booth & Suarez**

ARCHITECTURE INCORPORATED  
195 CARLSBAD VILLAGE DRIVE SUITE 09  
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

**verizon wireless**

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

### APPROVALS

A&C	DATE
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EE/OUT	DATE

### PROJECT NAME

## NORTH OAKS

3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069  
SAN DIEGO COUNTY

### DRAWING DATES

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03/20/13	100% ZD (se)
04/02/13	REVISED 100% ZD (rd)
05/01/13	REVISED 100% ZD (rd)
06/05/13	REVISED 100% ZD (rd)

### SHEET TITLE

## STORM WATER MANAGEMENT PLAN

PROJECTS\VERIZON\13101

**A-0.0**

# Booth & Suarez

ARCHITECTURE INCORPORATED  
105 CARLSBAD VILLAGE DRIVE SUITE 00  
CARLSBAD, CA 92008 (760) 434-8474



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IRVINE, CA 92623-9707  
(949) 286-7000

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SAN MARCOS, CA 92069  
SAN DIEGO COUNTY

## DRAWING DATES

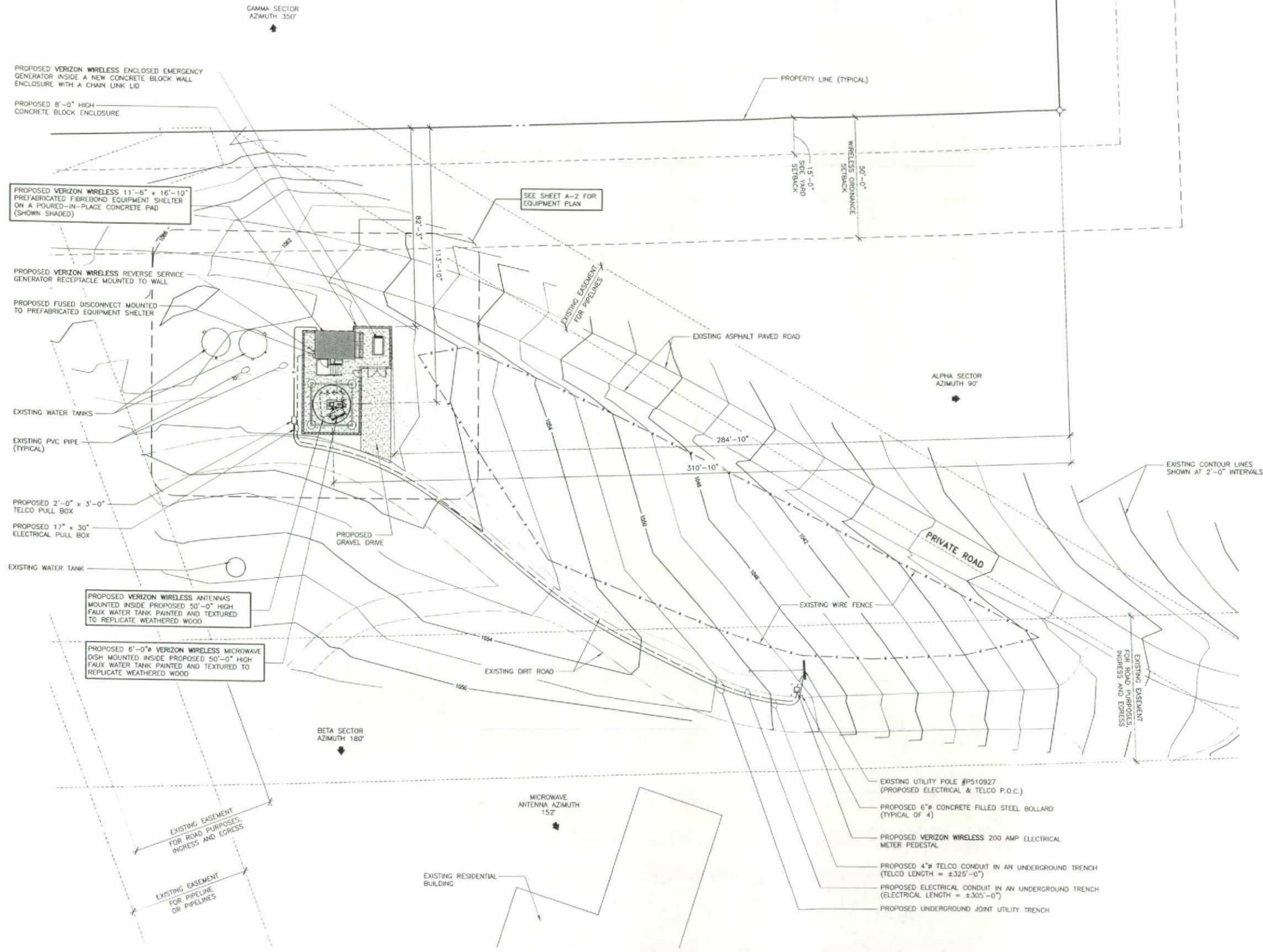
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05/01/13	REVISED 100% ZD (rd)
06/05/13	REVISED 100% ZD (rd)

## SHEET TITLE

## ENLARGED SITE PLAN

PROJECTS\VERIZON\13101

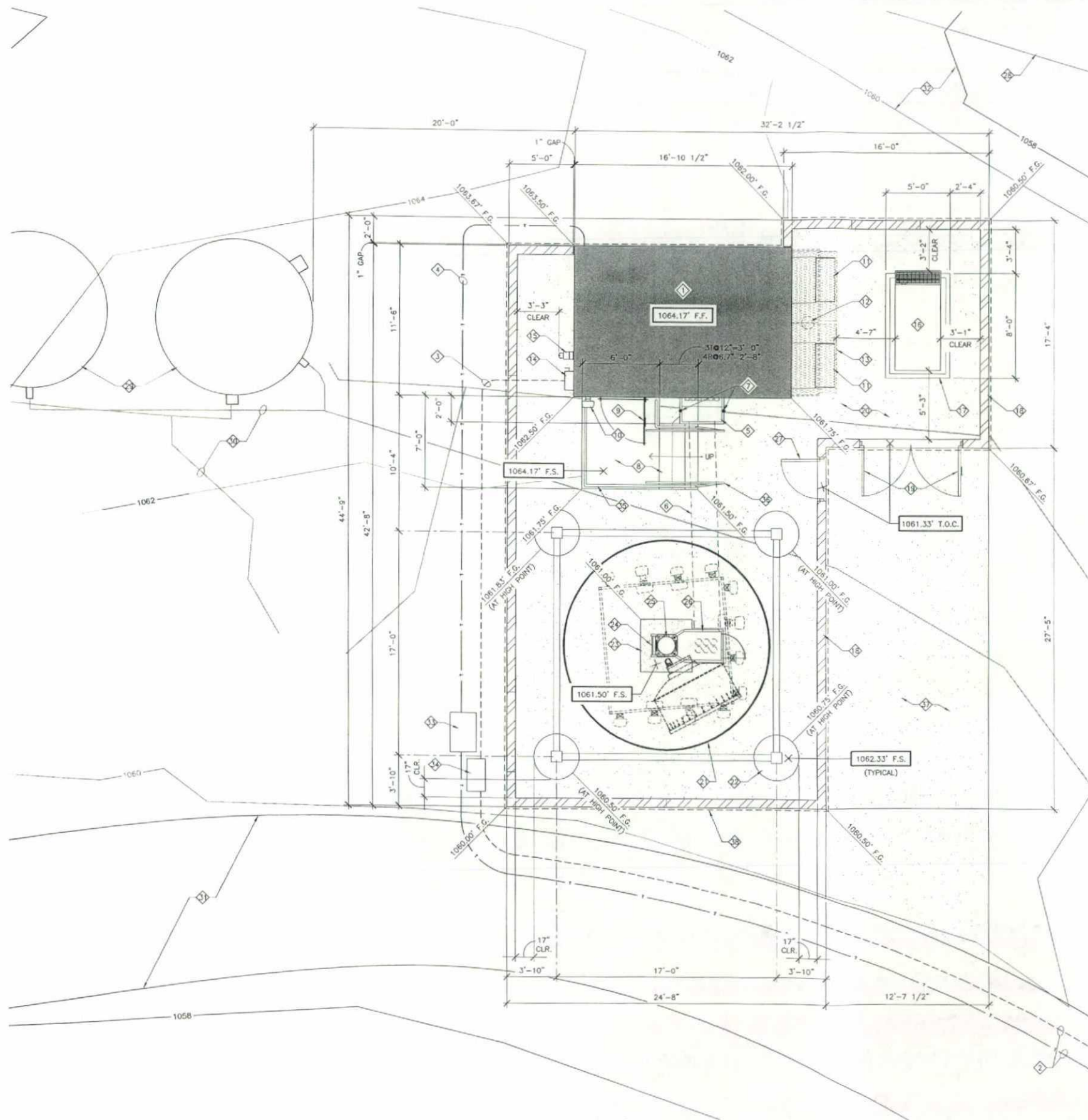
## A-1



## ENLARGED SITE PLAN

SCALE: 1" = 20'-0"





**EQUIPMENT PLAN**  
SCALE: 1/4" = 1'-0"

# **EQUIPMENT PLAN NOTES:**

1. PROPOSED VERIZON WIRELESS PREFABRICATED FIBREBOND EQUIPMENT SHELTER ON A CONCRETE PAD. EQUIPMENT SHELTER WILL HAVE A COVERED ROOF.
2. PROPOSED UNDERGROUND JOINT UTILITY TRENCH.
3. PROPOSED ELECTRICAL CONDUIT IN AN UNDERGROUND UTILITY TRENCH.
4. PROPOSED TELCO CONDUIT IN AN UNDERGROUND UTILITY TRENCH.
5. PROPOSED COAX CABLE SHROUD.
6. PROPOSED UNDERGROUND COAX CABLE TRENCH.
7. PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD.
8. PROPOSED CONCRETE STEPS & LANDING.
9. PROPOSED STEEL DOOR AND FRAME WITH VERIZON WIRELESS SIGNAGE.
10. PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE PROVIDED WITH EQUIPMENT SHELTER.
11. PROPOSED WALL HUNG AIR CONDITIONING UNITS PROVIDED WITH EQUIPMENT SHELTER. "BARD" H60A1-AOS-WPX-XOJ (RIGHT COMPRESSOR) & H60L1-AOS-WPX-XOJ (LEFT COMPRESSOR).
12. PROPOSED DRYWELL.
13. PROPOSED A/C CAGE WITH LIFT OUT PANELS (SHOWN DASHED).
14. PROPOSED FUSED DISCONNECT MOUNTED TO PREFABRICATED EQUIPMENT SHELTER.
15. PROPOSED VERIZON WIRELESS REVERSE GENERATOR RECEPTACLE FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO PREFABRICATED EQUIPMENT SHELTER.
16. PROPOSED VERIZON WIRELESS 30kW ENCLOSED EMERGENCY GENERATOR WITH A 148 GALLON DOUBLE WALL SUBBASE FUEL TANK ON A POURED-IN-PLACE CONCRETE PAD. "KOHLER" 30R02JC-VER GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 23 FEET. SEE GENERATOR NOTE BELOW.
17. CONCRETE CONTAINMENT CURB.
18. PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL SOUND ENCLOSURE. SEE NOTE BELOW.
19. PROPOSED PAIR 3'-10" WIDE STEEL GATES & FRAME.
20. INSTALL 3" LAYER OF 3/4" CRUSHED GRAVEL OVER FIBER GROWTH BARRIER WITHIN ENTIRE EQUIPMENT COMPOUND.
21. PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD.
22. PROPOSED FAUX WATER TANK CAISSON FOOTING (TYPICAL OF 4).
23. CONCRETE LANDING.
24. PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAGE.
25. PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE.
26. PROPOSED COAX CABLE SHROUD WITH ACCESS PANEL.
27. PROPOSED 3'-0" WIDE STEEL GATE & FRAME.
28. EXISTING ASPHALT PAVED ROAD.
29. EXISTING WATER TANKS.
30. EXISTING PVC PIPE (TYPICAL).
31. EXISTING DIRT ROAD.
32. EXISTING CONTOUR LINES AT 2'-0" INTERVALS.
33. PROPOSED 2'-0" x 3'-0" TELCO PULL BOX.
34. PROPOSED 17" x 30" ELECTRICAL PULL BOX.
35. PROPOSED STEEL GUARDRAIL.
36. PROPOSED STEEL HANDRAIL.
37. PROPOSED GRAVEL DRIVE.
38. DASHED LINE INDICATES PROPOSED VERIZON WIRELESS LEASE AREA. SEE PROJECT SUMMARY ON SHEET T-1 FOR LEASE AREA SQUARE FOOTAGE.

## **MODULAR EQUIPMENT SHELTER NOTES**

MODULAR EQUIPMENT SHELTER MANUFACTURED BY:  
FIBREBOND CORPORATION  
1300 DAVENPORT DRIVE  
MINNIE, LOUISIANA 71055  
(318) 377-1030 / (800) 824-2614  
(318) 371-6391 (FAX)

MODULAR BUILDING WILL ARRIVE WITH A COACH TAG.

THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSIGNIA OF APPROVAL MUST BE ATTACHED TO ALL COMMERCIAL COACH UNITS AS EVIDENCE OF COMPLIANCE WITH THE APPLICABLE REGULATIONS FOR CONSTRUCTION AND INSPECTION.

APPROVAL AGENCY:  
PFS CORPORATION  
LOS ANGELES, CALIFORNIA

PLAN APPROVAL:  
DATE APPROVED:  
EXPIRATION DATE:

### **GENERATOR NOTE:**

1. THE GENERATOR IS EXERCISED ONCE EVERY WEEK FOR 15 MINUTES AND IS SERVICED 4 TIMES A YEAR.
2. NOISE INFORMATION: SOUND PRESSURE LEVEL OF 65 dBA AT A REFERENCE DISTANCE OF 23 FEET.

NOTE: THE BLOCK WALL ENCLOSURE IS CONSIDERED A PROJECT NOISE DESIGN FEATURE THAT REDUCES NOISE LEVELS DEMONSTRATING COMPLIANCE WITH COUNTY NOISE STANDARDS.

**NOTE: PROPOSED CONCRETE BLOCK WALL ENCLOSURE WILL NOT HAVE A COVERED ROOF**

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED

305 CARLSBAD VILLAGE DRIVE SUITE D2  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

**verizon wireless**

P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

## **APPROVALS**

A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME

**NORTH OAKS**

3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069

SAN DIEGO COUNTY

## **DRAWING DATES**

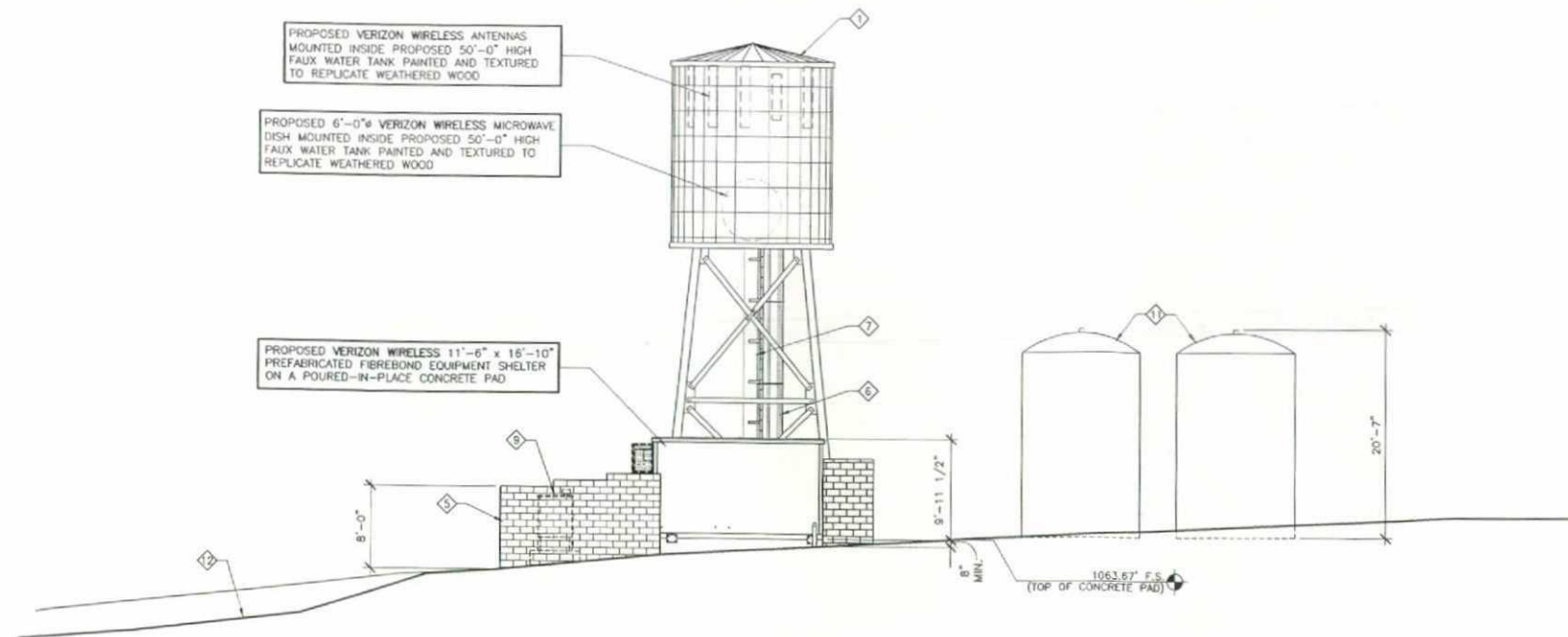
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06/05/13	REVISED 100% ZD (rd)

SHEET TITLE

**EQUIPMENT PLAN**

PROJECTS\VERIZON\13101

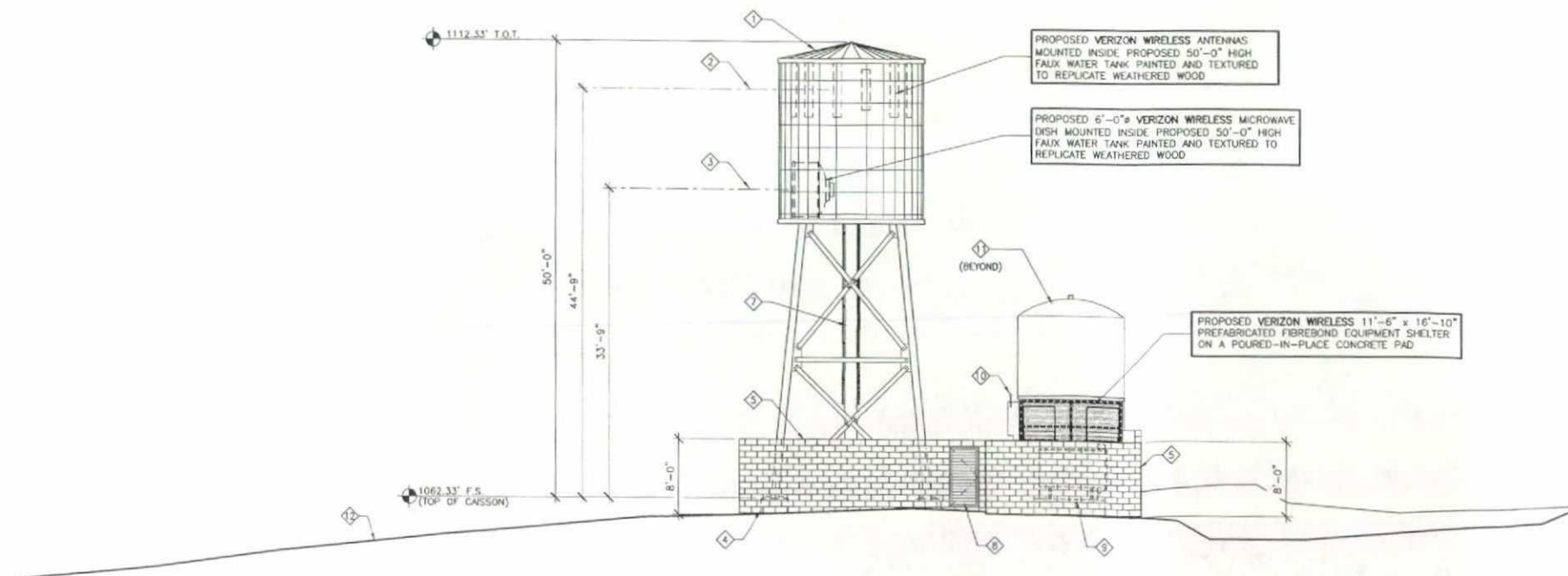
**A-2**



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION NOTES:**

- 1 PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD. COLOR: "FRAZEE" CL2646N WIGWAM
- 2 CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- 3 CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- 4 PROPOSED FAUX WATER TANK CAISSON FOOTING (TYPICAL OF 4)(SHOWN DASHED)
- 5 PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL SOUND ENCLOSURE
- 6 PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAGE
- 7 PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE
- 8 PROPOSED 3'-0" WIDE STEEL GATE & FRAME
- 9 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR ON A POURED-IN-PLACE CONCRETE PAD WITH A CONTAINMENT CURB. (SHOWN DASHED)
- 10 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD
- 11 EXISTING WATER TANKS
- 12 EXISTING GRADE



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**Booth & Suarez**

ARCHITECTURE INCORPORATED  
375 CARLSBAD VILLAGE DRIVE SUITE 05  
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

**APPROVALS**

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PROJECT NAME

**NORTH OAKS**

3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069  
SAN DIEGO COUNTY

**DRAWING DATES**

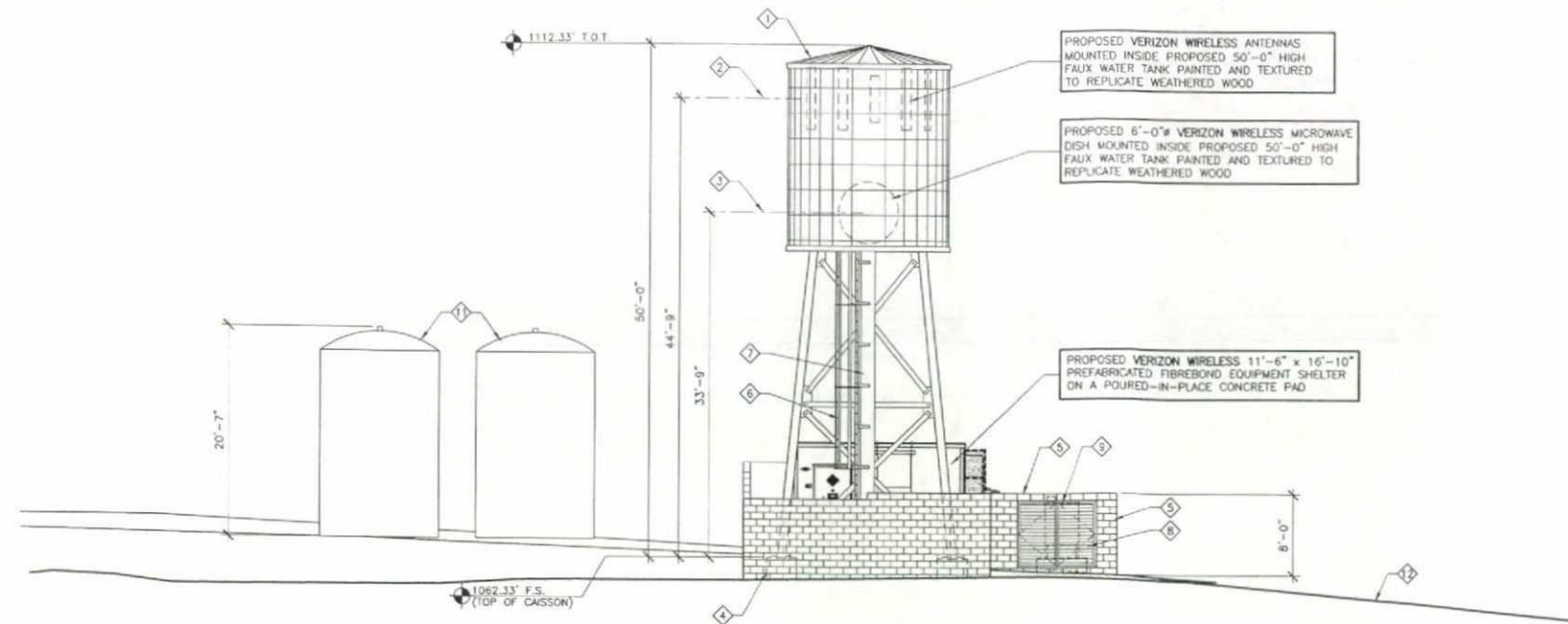
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SHEET TITLE

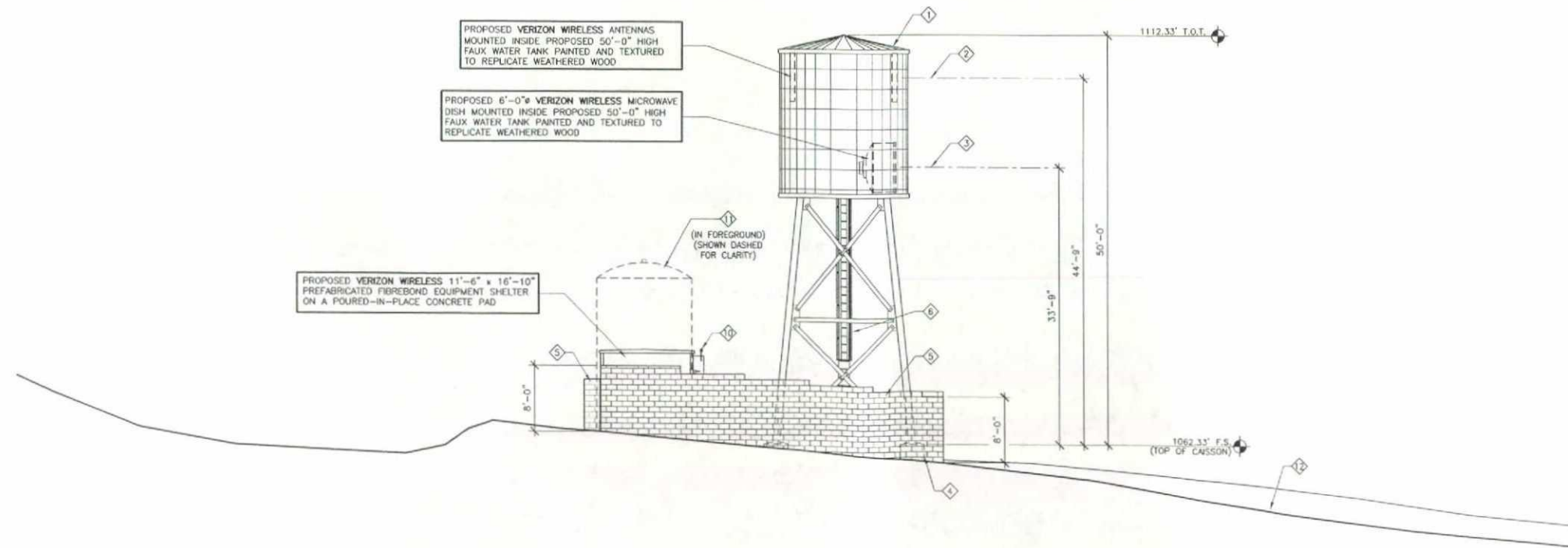
**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13101

**A-3**



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION NOTES:**

- 1 PROPOSED 50'-0" HIGH FAUX WATER TANK PAINTED AND TEXTURED TO REPLICATE WEATHERED WOOD. COLOR: "FRAZEE" CL2646N WIGWAM
- 2 CENTERLINE OF PROPOSED VERIZON WIRELESS ANTENNAS
- 3 CENTERLINE OF PROPOSED VERIZON WIRELESS MICROWAVE DISH ANTENNA
- 4 PROPOSED FAUX WATER TANK CAISSON FOOTING (TYPICAL OF 4) (SHOWN DASHED)
- 5 PROPOSED 8'-0" HIGH CONCRETE BLOCK WALL SOUND ENCLOSURE
- 6 PROPOSED LADDER WITH SECURITY DOOR AND SAFETY CAGE
- 7 PROPOSED GALVANIZED STEEL CENTER PIPE COAX CABLE CHASE
- 8 PROPOSED PAIR 3'-10" WIDE STEEL GATES & FRAME
- 9 PROPOSED VERIZON WIRELESS ENCLOSED EMERGENCY GENERATOR ON A POURED-IN-PLACE CONCRETE PAD WITH A CONTAINMENT CURB. (SHOWN DASHED)
- 10 PROPOSED (2) E911/GPS ANTENNAS MOUNTED TO COAX CABLE SHROUD
- 11 EXISTING WATER TANKS
- 12 EXISTING GRADE

**Booth & Suarez**  
ARCHITECTURE INCORPORATED

135 CARLSBAD VILLAGE DRIVE, SUITE 02  
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



P.O. BOX 19707  
IRVINE, CA 92623-9707  
(949) 286-7000

**APPROVALS**

A&C	DATE
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PROJECT NAME

**NORTH OAKS**

3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069  
SAN DIEGO COUNTY

**DRAWING DATES**

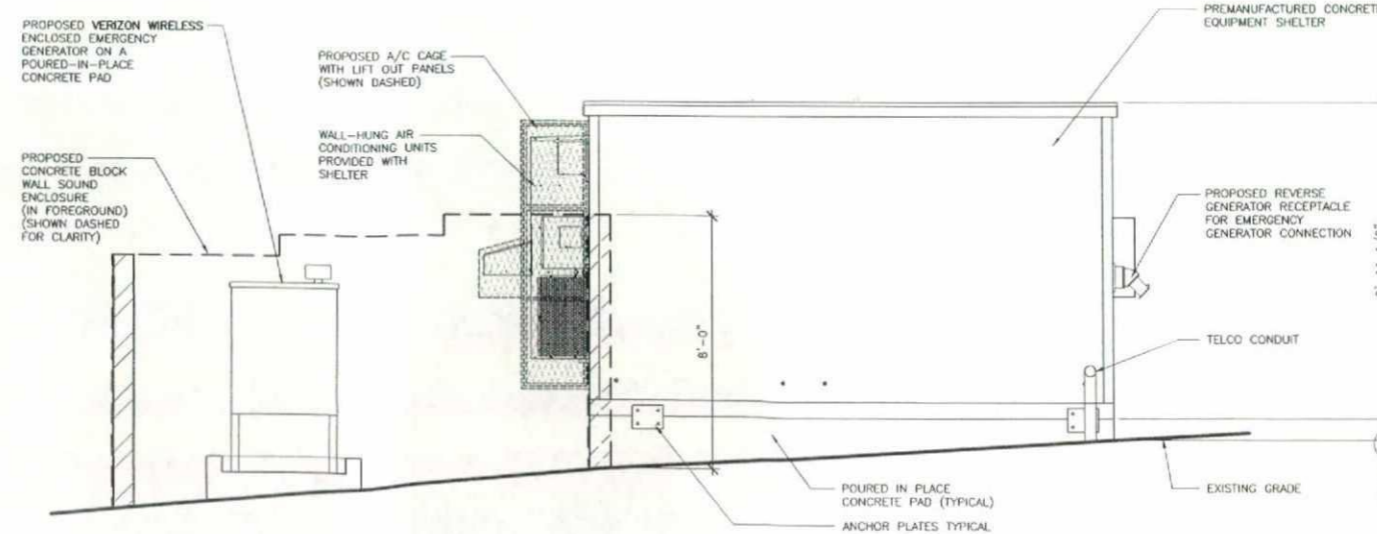
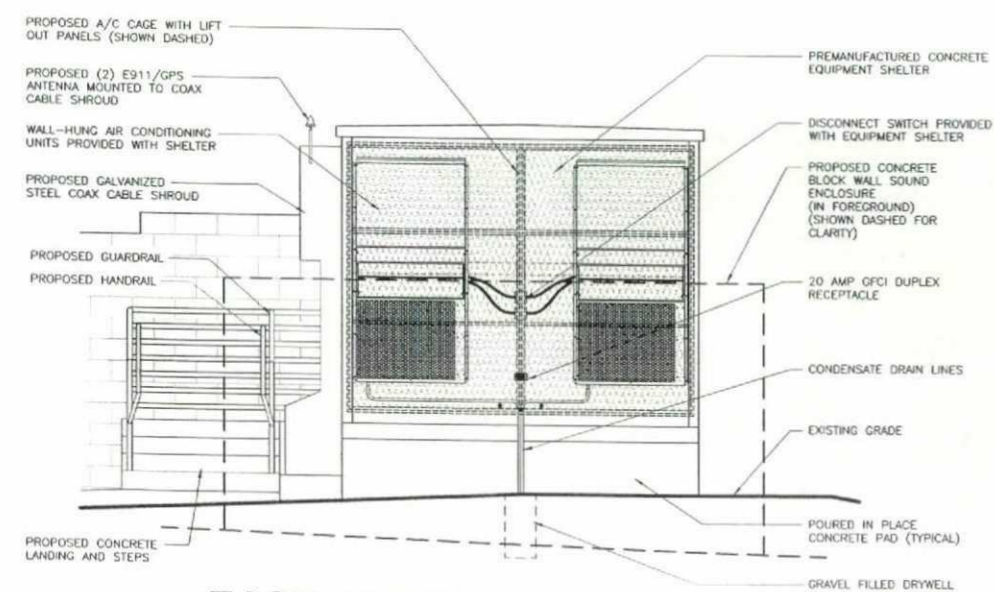
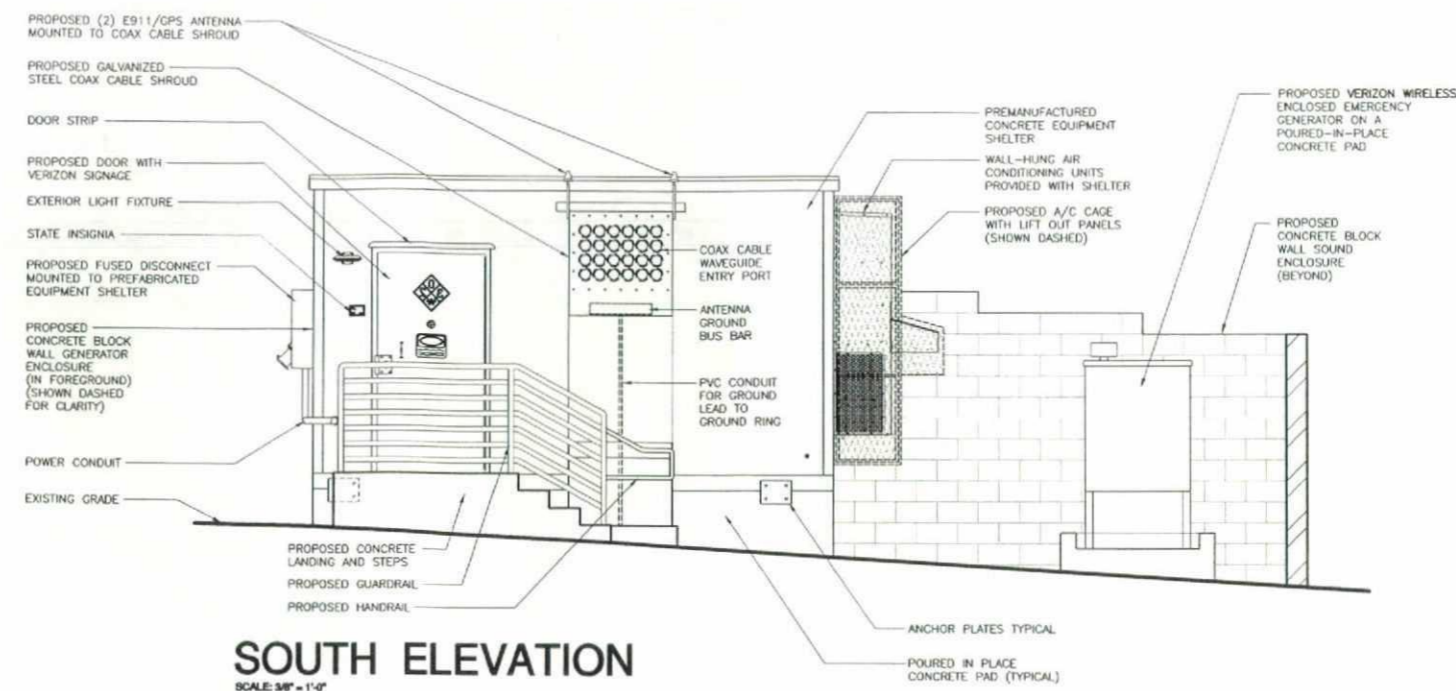
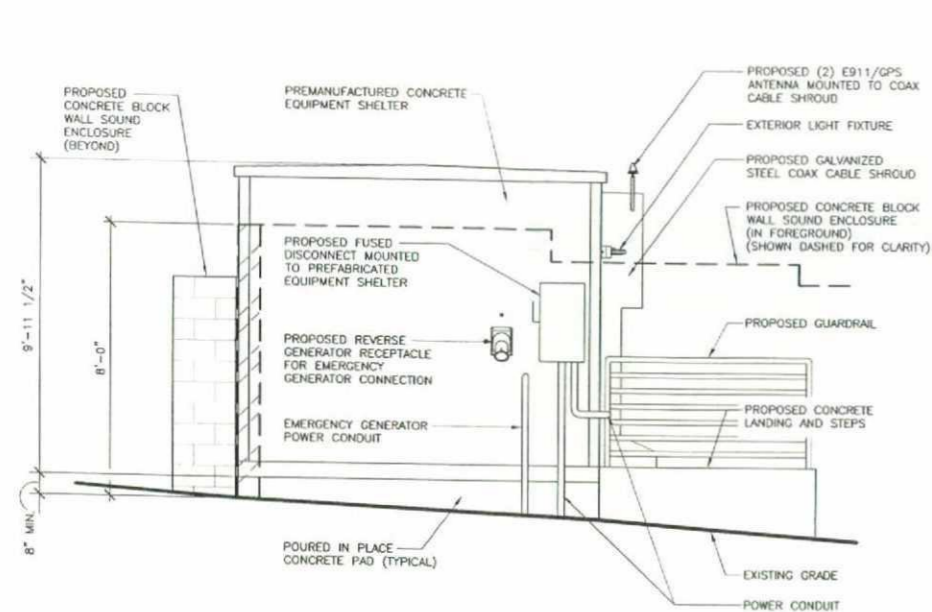
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SHEET TITLE

**EXTERIOR ELEVATIONS**

PROJECTS\VERIZON\13101

**A-4**



PREPARED FOR



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IRVINE, CA 92623-9707  
(949) 286-7000

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EE/OUT	DATE

PROJECT NAME

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SAN MARCOS, CA 92069  
SAN DIEGO COUNTY

DRAWING DATES

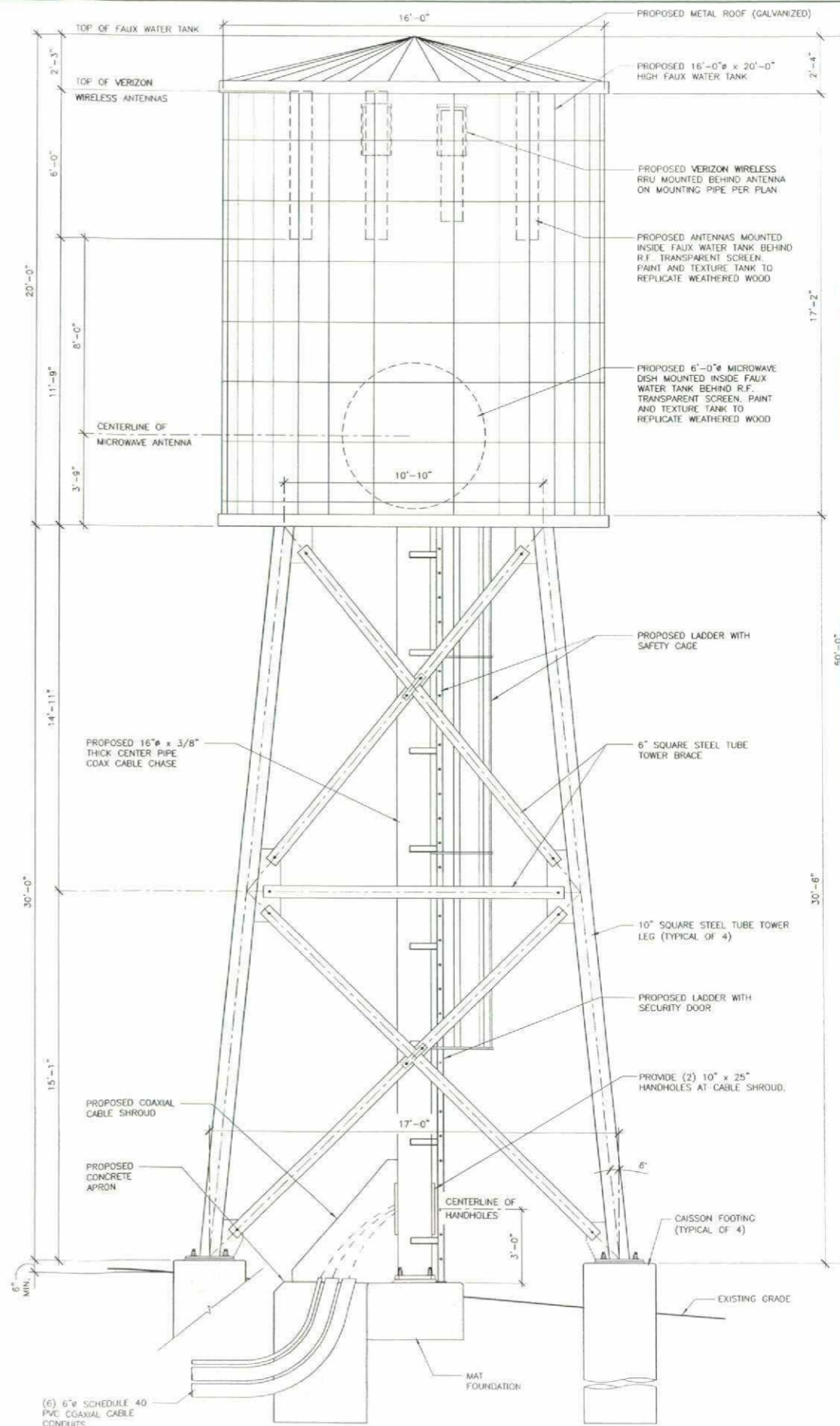
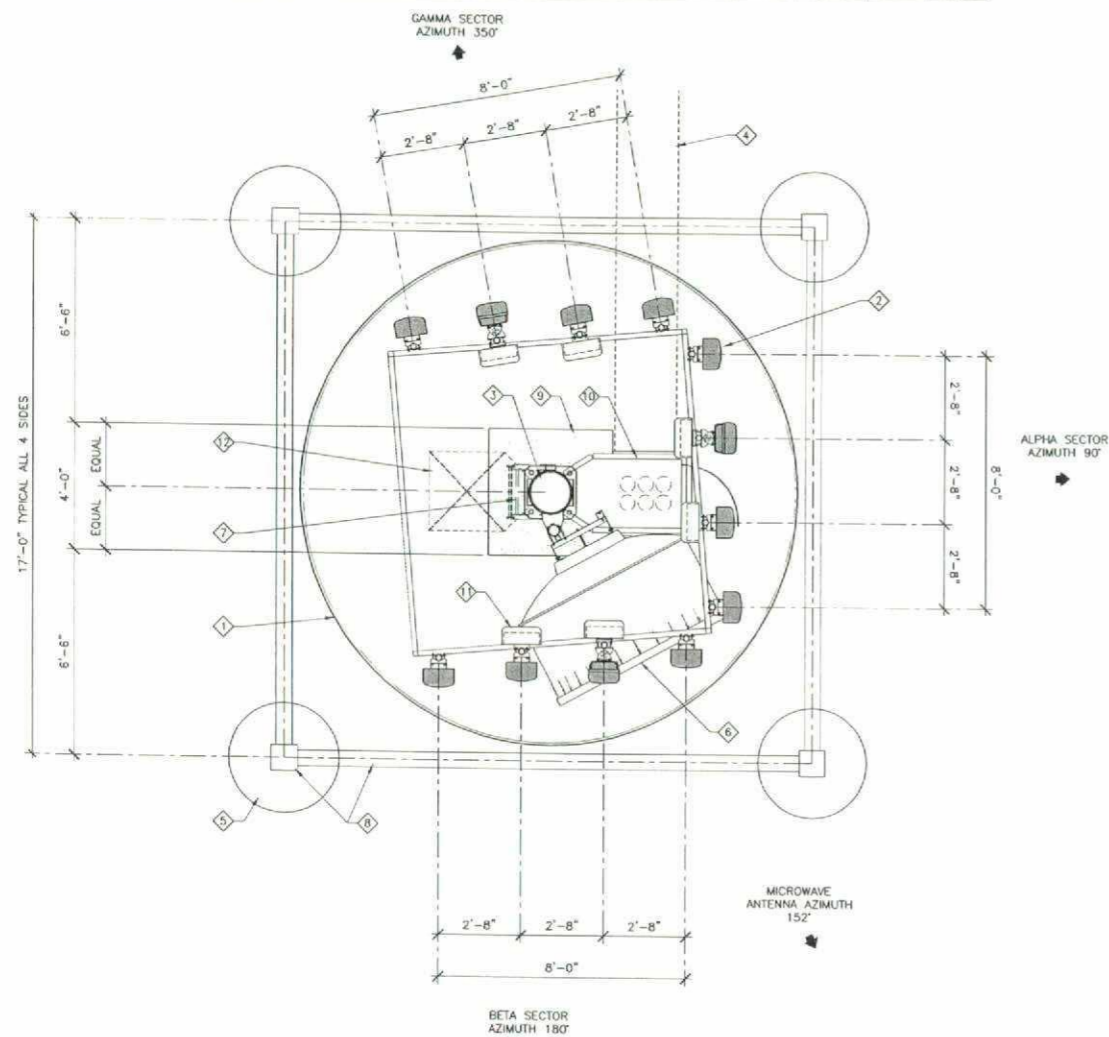
03/05/13	80% ZD (se)
03/14/13	90% ZD (se)
03/20/13	100% ZD (se)
04/02/13	REVISED 100% ZD (rd)
05/01/13	REVISED 100% ZD (rd)
06/05/13	REVISED 100% ZD (rd)

SHEET TITLE

EQUIPMENT SHELTER  
ELEVATIONS

PROJECTS\VERIZON\13101

ANTENNA AND COAXIAL CABLE SCHEDULE									
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNTILT	SKEW ANGLE	SIZE	NUMBER OF CABLES PER SECTOR	COAX. CABLE LENGTH (+ / - 5')	JUMPER LENGTH (+ / - 3')
ALPHA1	EAST	90°	COMUSCOPE: SENH-106565B	0°	N/A	72.72" L x 11.85" W x 7.1" D	8	75'-0"	6'-0"
ALPHA2			ERICSSON: AIR			54" L x 12" W x 8" D			
ALPHA3			COMUSCOPE: SENH-106565B			72.72" L x 11.85" W x 7.1" D			
ALPHA4			COMUSCOPE: SENH-106565B			72.72" L x 11.85" W x 7.1" D			
BETA1	SOUTH	180°	COMUSCOPE: SENH-106565B	0°	N/A	72.72" L x 11.85" W x 7.1" D	8	75'-0"	6'-0"
BETA2			ERICSSON: AIR			54" L x 12" W x 8" D			
BETA3			COMUSCOPE: SENH-106565B			72.72" L x 11.85" W x 7.1" D			
BETA4			COMUSCOPE: SENH-106565B			72.72" L x 11.85" W x 7.1" D			
GAMMA1	NORTH	350°	COMUSCOPE: SENH-106565B	0°	N/A	72.72" L x 11.85" W x 7.1" D	8	75'-0"	6'-0"
GAMMA2			ERICSSON: AIR			54" L x 12" W x 8" D			
GAMMA3			COMUSCOPE: SENH-106565B			72.72" L x 11.85" W x 7.1" D			
GAMMA4			COMUSCOPE: SENH-106565B			72.72" L x 11.85" W x 7.1" D			
MICROWAVE DISH		152°				6'-0" DIAMETER	1	65'-0"	1'-1/4"



**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
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CARLSBAD, CA 92008 (760) 434-8474



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IRVINE, CA 92623-9707  
(949) 286-7000

APPROVALS	
A&C	DATE
RE	DATE
RF	DATE
INT	DATE
EE/IN	DATE
OPS	DATE
EE/OUT	DATE

PROJECT NAME  
**NORTH OAKS**  
3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069  
SAN DIEGO COUNTY

DRAWING DATES	
03/05/13	80% ZD (se)
03/14/13	90% ZD (se)
03/20/13	100% ZD (se)
04/02/13	REVISED 100% ZD (rd)
05/01/13	REVISED 100% ZD (rd)
06/05/13	REVISED 100% ZD (rd)

SHEET TITLE

**FAUX WATER TANK  
ELEVATION &  
ANTENNA PLAN**

PROJECTS\VERIZON\13101

**A-6**



# ITEMS CORRESPONDING TO SCHEDULE "B":

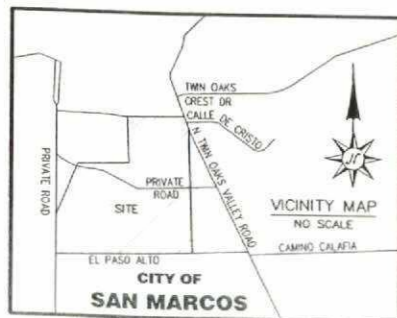
BY: LAWYERS TITLE COMPANY  
4100 NEWPORT PLACE DRIVE, SUITE 120  
NEWPORT BEACH, CA 92660  
(949) 724-3170

COMMITMENT NO.: 09307292  
TITLE OFFICER: CHRIS MAZAR  
DATED: FEBRUARY 4, 2013

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THIS ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
2. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED DECEMBER 9, 1947 IN BOOK 2574, PAGE 229 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON. NO WIDTH IS PROVIDED IN THE RECORD DOCUMENT.
3. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED DECEMBER 10, 1947 IN BOOK 2580, PAGE 296 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS APPROXIMATELY PLOTTED HEREON. NO WIDTH IS PROVIDED IN THE RECORD DOCUMENT.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY MAP NO. 1080 RECORDED DECEMBER 20, 1949. THIS ITEM AFFECTS THE SUBJECT PROPERTY. IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
5. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED APRIL 15, 1952 IN BOOK 4435, PAGES 344 AND 349 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
6. EASEMENT FOR PIPE LINE OR PIPE LINES AND RIGHTS INCIDENTAL, RECORDED DECEMBER 9, 1958 IN BOOK 7387, PAGE 135 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
7. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED JANUARY 12, 1960 AS INSTRUMENT NO. 6072 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY. IT LIES CONTIGUOUS WITH THE EXISTING ROAD AS OF THE YEAR 1960. THE EXACT LOCATION OF THIS EASEMENT COULD NOT BE DETERMINED AS DOCUMENTATION OF THE EXISTING ROAD WAS NOT PROVIDED AT TIME OF SURVEY AND IS NOT PLOTTED HEREON.
8. EASEMENT FOR WATER PIPE LINE PURPOSES AND RIGHTS INCIDENTAL, RECORDED JUNE 14, 1961 AS INSTRUMENT NO. 101766 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND A PORTION IS PLOTTED HEREON. A PORTION OF THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. THE SECOND STRIP DESCRIBED IS AMBIGUOUS AND NOT PLOTTED HEREON.
9. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED JULY 13, 1961 AS INSTRUMENT NO. 119960 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
10. EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED OCTOBER 28, 1961 AS INSTRUMENT NO. 127653 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
11. EASEMENT FOR INGRESS AND EGRESS FOR ROAD PURPOSES AND RIGHTS INCIDENTAL, RECORDED JULY 13, 1961 AS INSTRUMENT NO. 119960 OF OFFICIAL RECORDS. THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100803, FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100811, FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100817, FEBRUARY 23, 2011 AS INSTRUMENT NO. 2011-0100821, ALL OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
12. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED JANUARY 31, 1962 AS INSTRUMENT NO. 18134 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
13. EASEMENT FOR PIPELINES AND RIGHTS INCIDENTAL, RECORDED MARCH 17, 1964 AS INSTRUMENT NO. 48564 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
14. EASEMENT FOR ROAD, WATER, SEWER, GAS POWER AND TELEPHONE LINES AND RIGHTS INCIDENTAL, RECORDED SEPTEMBER 17, 1965 AS INSTRUMENT NO. 186331 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION COULD NOT BE DETERMINED DUE TO ILLEGIBLE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
15. EASEMENT FOR PIPE LINE OR PIPE LINES AND RIGHTS INCIDENTAL, RECORDED AUGUST 22, 1969 AS INSTRUMENT NO. 154341 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
16. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED MAY 16, 1976 AS INSTRUMENT NO. 78-188869 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION COULD NOT BE DETERMINED DUE TO LACK OF RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
17. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL, RECORDED FEBRUARY 25, 1980 AS INSTRUMENT NO. 80-062013 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
18. COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 12, 1982 AS INSTRUMENT NO. 82-248265 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY. IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON. THIS ITEM ALSO CONTAINS EASEMENTS FOR SEWER LINES, INGRESS AND EGRESS, AND TEMPORARY EASEMENTS FOR RIGHTS OF WAY FOR ROAD, UTILITY, ACCESS, STORAGE, VEHICLE AND EQUIPMENT PARKING, AND IS APPROXIMATELY PLOTTED HEREON.
19. EASEMENT FOR PIPELINE OR PIPELINES AND RIGHTS INCIDENTAL, RECORDED APRIL 17, 1997 AS INSTRUMENT NO. 1997-0177762 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
20. EASEMENT FOR PIPELINE OR PIPELINES AND RIGHTS INCIDENTAL, RECORDED APRIL 17, 1997 AS INSTRUMENT NO. 1997-0177763 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
21. EASEMENT FOR PIPELINE OR PIPELINES AND RIGHTS INCIDENTAL, RECORDED JUNE 22, 1999 AS INSTRUMENT NO. 1999-0436776 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "VALLECITOS WATER DISTRICT ENCROACHMENT PERMIT" RECORDED NOVEMBER 5, 2001 AS INSTRUMENT NO. 2001-0805645 OF OFFICIAL RECORDS. THIS ITEM APPEARS TO AFFECT THE SUBJECT PROPERTY. IT CONTAINS AN ENCROACHMENT AGREEMENT FOR UNDERGROUND CONDUITS AND OTHER DRY UTILITIES, BUT THE EXACT LOCATION COULD NOT BE DETERMINED AND IS NOT PLOTTED HEREON.
23. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY MAP NO. 18500 RECORDED NOVEMBER 12, 2004. THIS ITEM AFFECTS THE SUBJECT PROPERTY. IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.



## LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL A:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THAT PORTION LYING EASTERLY OF THE CENTER LINE OF ROAD SURVEY NO. 521, AS DESCRIBED IN EASEMENT DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 15, 1952 IN BOOK 4435, PAGE 349 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION NORTH 87° 58' 26" EAST (RECORD NORTH 88° 07' 47" EAST) 137.51 FEET TO THE EASTERLY LINE OF THE SECOND SAN DIEGO AQUEDUCT AS SAID AQUEDUCT IS DESCRIBED UNDER PARCEL 1 IN DEED RECORDED DECEMBER 9, 1958 IN BOOK 7387, PAGE 135 OF OFFICIAL RECORDS; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 87° 58' 26" EAST 572.49 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 2° 01' 34" EAST 420 FEET; THENCE SOUTH 87° 58' 26" WEST 457.56 FEET TO THE EASTERLY LINE OF SAID SAN DIEGO AQUEDUCT; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 23, DISTANT THEREON NORTH 88° 07' 47" EAST 126.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; SAID POINT BEING ENGINEERS STATION 2638+75.44 OF THE SURVEY LINE OF THE SECOND SAN DIEGO AQUEDUCT; SAID POINT BEING A POINT IN THE ARC OF A 1,500 FOOT RADIUS CURVE, CONCAVE EASTERLY AND ALSO BEING ON A RADIAL LINE BEARING NORTH 79° 53' 21" EAST TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE 271.27 FEET THROUGH AN ANGLE OF 102° 44"; THENCE TANGENT TO SAID CURVE SOUTH 20° 28' 23" EAST 85.29 FEET TO A POINT ON SAID LINE; SAID POINT BEING ENGINEERS STATION 2642+32.00 AND ENGINEERS STATION 0.00 OF THE SURVEY LINE OF SAN DIEGO AQUEDUCTS CROSS-CONNECTION; THENCE NORTH 69° 31' 37" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20° 28' 23" EAST 80.22 FEET; THENCE SOUTH 69° 31' 37" WEST 28.23 FEET; THENCE SOUTH 88° 29' 07" WEST 24.48 FEET TO THE BEGINNING OF A TANGENT 61.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 56.78 FEET THROUGH AN ANGLE OF 53° 20' 00"; THENCE TANGENT TO SAID CURVE NORTH 38° 10' 53" WEST 72.90 FEET; THENCE NORTH 59° 12' 12" EAST 113.77 FEET; THENCE SOUTH 20° 28' 23" EAST 56.78 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING; SAID PARCEL BEING SHOWN ON MAP CR-1 OF LANDS AND RIGHTS OF WAY ATTACHED AND MADE A PART THEREOF.

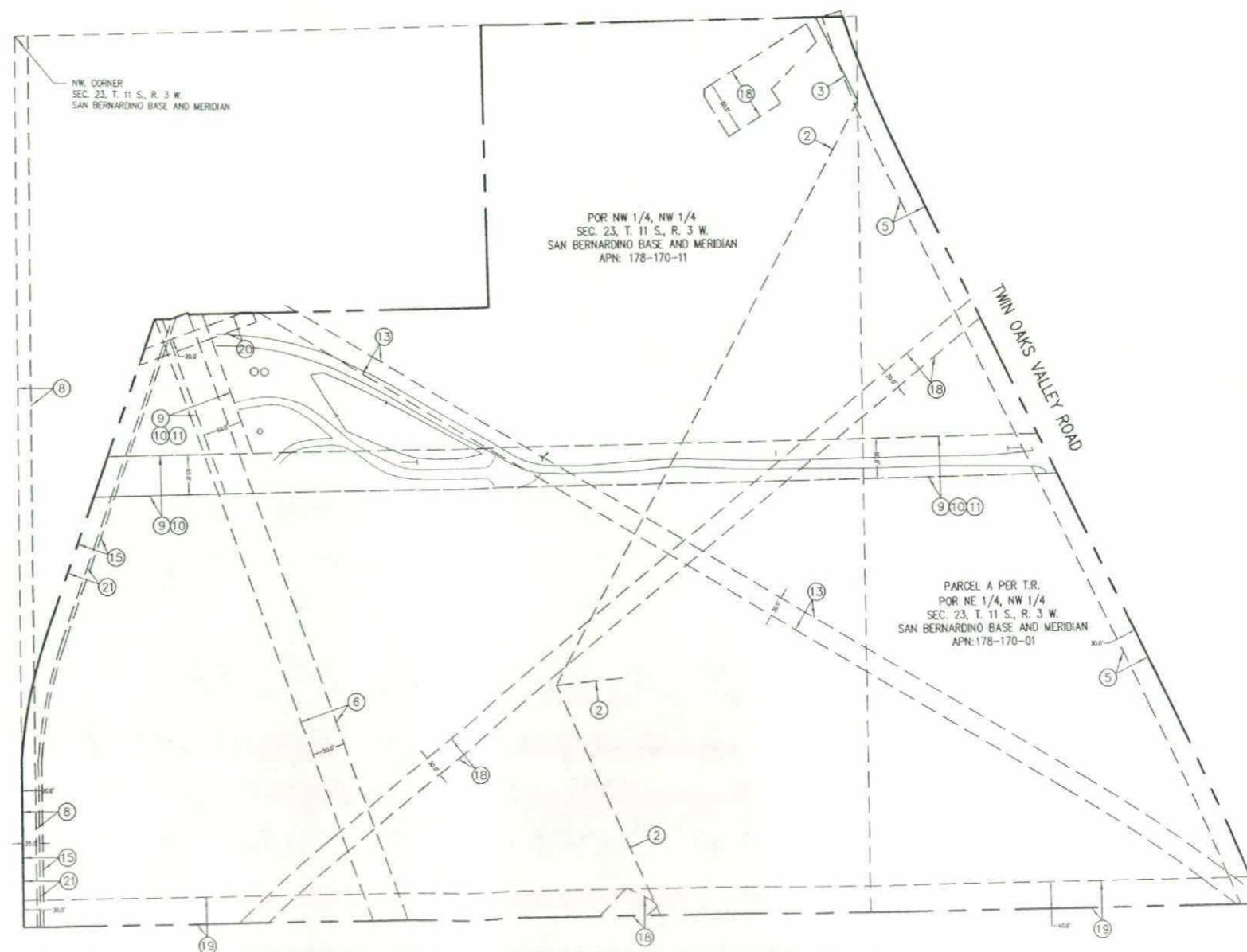
## LEGAL DESCRIPTION (CONT):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AND ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SECTION 23 NORTH 88° 07' 47" EAST 85.15 FEET TO A POINT THEREON, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF THE PERMANENT EASEMENT, 50 FEET WIDE CONVEYED TO THE SAN DIEGO COUNTY WATER AUTHORITY BY DOCUMENT NO. 20599, RECORDED DECEMBER 9, 1958 IN BOOK 7387, PAGE 135 OF OFFICIAL RECORDS OF SAID COUNTY.

SAID WESTERLY RIGHT OF WAY LINE AT SAID POINT OF INTERSECTION BEING A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,540 FEET A RADIAL OF SAID CURVE FROM SAID POINT OF INTERSECTION BEARING NORTH 80° 04'12" EAST; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 42' 48" A DISTANCE OF 287.55 FEET; THENCE TANGENT TO SAID CURVE SOUTH 20° 38' 38" EAST 34.72 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PORTION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AS DESCRIBED IN DEED TO THE SAN DIEGO COUNTY WATER AUTHORITY RECORDED APRIL 24, 1964 AS INSTRUMENT NO. 74564 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG THE BOUNDARY OF SAID SAN DIEGO COUNTY WATER AUTHORITY LAND SOUTH 59° 01' 59" WEST 62.90 FEET; THENCE SOUTH 28° 21' 06" EAST 72.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 61.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 16' 37" A DISTANCE OF 56.72 FEET TO A POINT IN SAID SAN DIEGO COUNTY WATER AUTHORITY BOUNDARY, A RADIAL OF SAID CURVE BEARING NORTH 01° 37' 43" WEST FROM SAID POINT; THENCE LEAVING SAID SAN DIEGO COUNTY WATER AUTHORITY BOUNDARY SOUTH 16° 34' 48" WEST 503.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 690 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 29' 00" A DISTANCE OF 234.63 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SECTION 23, NORTH 00° 54'11" WEST 1,127.97 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 178-170-11 & 178-170-01



**Booth & Suarez**  
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CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR

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CONSULTANT

**JRN**  
CIVIL ENGINEERS  
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SUITE 107  
SAN CLEMENTE, CA 92672  
(949) 248-4685

PROJECT NAME

**NORTH OAKS**

3588 N. TWIN OAKS VALLEY ROAD  
SAN MARCOS, CA 92069

SAN DIEGO COUNTY

DRAWING DATES

SHEET TITLE

**TOPOGRAPHIC SURVEY**

**C-2**